

**Minutes of Special and Regular Meeting of June 14, 2016  
One Twin Pines Lane**

**SPECIAL MEETING 6:00 P.M.**

**A. CLOSED SESSION [Third Floor Conference Room]**

- (1) Conference With Real Property Negotiators (Govt Code Section 54956.8)  
Property: 1300 El Camino Real, 1365 Fifth Avenue, and 875 O'Neill Avenue in the City of Belmont, APN 045-244-010, 045-244-150, and 045-244-160  
Agency negotiators: Greg Scoles, Scott Rennie  
Negotiating parties: City of Belmont and Belmont Firehouse Square, LLC  
Under negotiation: Price and terms of payment for sale of City property
- (2) Conference With Legal Counsel (Govt Code Section 54956.9(d)(1))  
One Case: Baka v. City of Belmont, San Mateo Superior Court No. CIV 523248

Attended by Councilmembers Hurt, Stone, Lieberman, Kim, Reed

**STUDY SESSION 6:35 P.M. [City Council Chambers]**

**High Speed Rail Update**

**Ben Tripousis**, Northern California Regional Director of High Speed Rail, provided an update on the 2016 business plan for high speed rail. He outlined objectives and noted that the Silicon Valley to the Central Valley portion of the project is fully funded. He described future phases. He noted that construction is underway for phase one. He described the blended service on the Caltrain corridor from San Francisco to the Diridon station in San Jose, and outlined the schedule for this phase. He pointed out safety and station upgrades that are likely to be made along the corridor in order to accommodate passing tracks for high speed rail. He clarified that there should be minimal impacts on the City of Belmont. He outlined sources of funds for the project.

Councilmember Kim suggested that the updated General Plan acknowledge the impact of high speed rail.

**ADJOURNMENT at this time, being 7:00 p.m.**

**Terri Cook  
City Clerk**

**REGULAR MEETING  
CALL TO ORDER 7:05 P.M.**

**ROLL CALL**

Councilmembers Present: Hurt, Stone, Lieberman, Kim, Reed  
Councilmembers Absent: None

## **PLEDGE OF ALLEGIANCE**

Led by Administrative Battalion Chief Thrasher.

## **REPORT FROM CLOSED SESSION**

No report.

## **SPECIAL PRESENTATIONS**

### **Proclamation Recognizing the Belmont Park Boosters on its 40th Anniversary of Summer Concerts**

Mayor Reed presented the proclamation to the Belmont Park Boosters in recognition of 40 years of summer concerts in the park.

### **Recognition of Trash-to-Art Contest First Place Class Category Winner - Nesbit School Fifth Grade**

**Faustina Mutata**, Rethink Waste Environmental Education Coordinator, described the art contest and noted that the fifth grade class at Nesbit School was the winner of the class category winning entry.

**Kimberly Moorman**, Nesbit Fifth Grade teacher, described the distribution of the \$300 award money to various nonprofit organizations.

## **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

**Reverend Michael Arasa-Barham**, Good Shepherd Church Vicar, announced a prayer service to honor the victims of the recent mass shooting in Orlando. He also announced a bell ringing and US Constitution reading event for the 4<sup>th</sup> of July.

Mayor Reed noted that tonight's meeting would be adjourned in memory of the Orlando victims, as well as in memory of former City Treasurer Howard Mason and former City Clerk Dottie Hall.

### **Verbal Report from City Council Ice Skating Ad Hoc Committee (item taken out of order)**

Councilmembers Lieberman and Kim described a recent meeting with ice skating leadership members. They explained that there was little that the City of Belmont could do regarding the existing facility, and noted that there were no subsequent meetings scheduled unless any new developments arose.

Sarah Feldman, SVISG (Silicon Valley Ice Skating Group), encouraged the continuation of the subcommittee, and expressed appreciation for the City's efforts on this matter.

## **COUNCILMEMBER ANNOUNCEMENTS**

Councilmember Stone noted that June 30<sup>th</sup> is the deadline for fundraising for fiscal year 2016 for

School Force. He pointed out that the San Mateo County Fair is now open, and that the summer concerts start on June 19. He announced that BRSSD Principal Chris Marchetti was transferring to Central Elementary. He commented regarding the recent Ralston Middle School graduation.

Councilmember Hurt commended volunteers for improvements at the Barrett Community Center. She thanked staff for improvements to the permit center that will result in better customer service.

Councilmember Kim thanked outgoing Ralston Middle School Principle Joe Funk.

Councilmember Lieberman commented regarding the passing of former City Treasurer Howard Mason. He thanked the Belmont Police Department for traffic control at the recent Carlmont High School graduation.

Mayor Reed announced upcoming training for those interested in serving on a commission.

### **ITEMS APPROVED ON CONSENT CALENDAR**

**Approval of** Minutes of City Council Meeting of April 26, 2016, Minutes of City Council Meeting of May 10, 2016, Minutes of City Council Meeting of May 24, 2016, Minutes of Belmont Fire Protection District of May 24, 2016

**Resolution 2016-060** authorizing a three year Microsoft Enterprise Agreement with SoftwareONE, Inc.

**Resolution 2016-061** authorizing a task order with HydroScience Engineers, Inc. for sewer rehabilitation design services in an amount of \$239,543

**Resolution 2016-062** amending the contract with Fujiitrees Consulting, the on-call Arborist, for an amount not to exceed \$100,000

**ACTION:** On a motion by Councilmember Stone, seconded by Councilmember Hurt, the Consent Agenda was unanimously approved.

### **PUBLIC HEARINGS**

#### **Amendments to the City Code and the Belmont Zoning Ordinance (Ordinance No. 360) regarding Definitions, and Off-street Parking and Loading; CEQA: Negative Declaration and Addendum**

Principal Planner Di Donato described the community outreach that took place following introduction of a revised ordinance in July of 2015, and outlined changes that were suggested through those meetings. He outlined the Planning Commission's review and recommendations regarding the proposed ordinance as related to the ordinance introduced in 2015.

**Josh Powell**, Belmont resident, expressed support for the ordinance.

**Karen Shane**, Belmont resident, expressed support for the ordinance. She commented regarding conversion of existing garages to residential use and the grandfathering of existing garage space that

does not conform to current standards. She noted that many people have had to move because they were unable to upgrade their existing homes.

**Tran**, Belmont resident, commented regarding safety issues of cars parked on the street. She suggested more flexibility for getting cars off the street through an exception process.

**Jennifer Lien**, Belmont resident, expressed concerns regarding public safety due to on-street parking. She recommended keeping the current required number of spaces for remodels, a two-car garage with two additional parking spaces for new homes, and to provide flexibility for meeting those parking requirements.

**Ken Lien**, expressed support for flexibility for being able to meet covered parking as a way to get cars off the street.

**Nancy Mangini**, Belmont resident, commented regarding the current housing crisis and the need to relax standards to continue to support this objective.

**Cory Mangini**, Belmont resident, expressed support for flexibility with regard to parking.

**Eric Tabellion**, Belmont resident, expressed support for the recommendation.

**Adele Della Santina**, Belmont resident, commented that many people don't park in existing garage spaces. She suggested that there will be fewer cars in the future.

**Michael O'Neill**, Belmont resident, commented regarding his committee's involvement in the existing zoning ordinance changes. He also commented regarding safety issue of cars parked on the street, and suggested parking requirements based on neighborhood.

**Kristin Mercer**, Belmont resident, expressed support for the garage standard revisions. She does not support reducing the total number of parking spaces on site. She noted that the goal should be to keep cars off street. She commented regarding safety of pedestrians when there are too many cars on the street.

**Anne Hoffman**, Belmont resident, commented that parking habits have not changed in many years. She noted that many do not park in their garages. She expressed the need to encourage people to use garages for their intended use.

**Bahram Mozayeny**, Belmont resident, commented regarding site distance for backing out of driveways, and described how people park on the sidewalk.

**Josh Portner**, Belmont resident, commented regarding the reduction of parking in commercial projects. He also commented regarding the storage of vehicles on site. He expressed support for the ordinance.

**Behzad Hadjian**, Belmont resident, expressed support for the ordinance.

Councilmember Stone commented regarding the current parking habits in various neighborhoods. He stated that policy should not be set based on speculation and conjecture. He pointed out that current regulations have not addressed the goal of getting cars off the street, and have created a problem for residents who desire to improve or expand their homes for their growing families. He expressed support for the creation of design standards for carports, and for the requirement of a two-car garage for new homes. He expressed support for requiring three spaces, one covered, for new homes with five or more bedrooms. He also expressed support for changing the definition of bedroom as proposed. He clarified that what is being proposed is less onerous than regulations in other cities. He suggested that vehicle ownership is likely to be reduced in the next few years due to ride sharing and autonomous cars. He suggested that on-street parking be addressed by the Parking Traffic Safety Committee.

Councilmember Lieberman stated that he concurs with many of the comments made by Councilmember Stone. He does not support the recommendation regarding the requirement for concrete only on the parking apron. He noted that Belmont has many streets that will never have sidewalks. He suggested considering options for getting parked cars off the street. He does not support changing the parking standard for new home construction. He pointed out that the proposed changes to the parking standards will improve the quality of life for residents. He concurred that carport standards should be developed. He would like to have a future discussion regarding the removal of garage and carport space from being counted as floor area.

Council unanimously concurred to maintain the current standard of a two-car garage and two uncovered spaces for new home construction.

Councilmember Kim noted that the goal of this ordinance is to allow residents flexibility in order to grow their homes to provide for their families, and to get parked cars off the street. He noted that human behavior is a major factor in the parking issue. He does not support tandem parking for secondary dwelling units. He stated there is a direct link between the number of bedrooms and parking needs rather than just using floor area as a factor when considering parking requirements.

Councilmember Hurt pointed out that the goal should be to allow homeowners to improve their homes without artificial hurdles. She would like to continue to work to get people to use existing on-site parking spaces. She pointed out that current strict regulations have not removed cars from street. She concurred that vehicle ownership is likely to decrease in future years. She commented that the current housing crisis results in people remaining in their existing homes with the need and desire to improve and expand those homes. She stated that the new rules will enhance the beauty of Belmont, not diminish it. She concurred with the need to develop carport standards. She expressed support for flexibility with regard to parking off the street, and for reviewing any changes in the future to see how they are working. She expressed support for the ordinance.

Mayor Reed noted that the proposed ordinance is fair and family-friendly. He pointed out that people no longer have ability to buy larger home to provide for growing families. He noted that many homes have not been improved because of current restrictions.

City Attorney Rennie clarified that State law prohibits the use of tandem parking for secondary dwelling units.

Discussion ensued regarding the surface material for the portion of driveway which extends into the right-of-way and its relationship to the future construction of a sidewalk.

Council concurred to remove five foot limit for extension of parking into right of way and to maintain the existing two car garage requirement for new homes with three bedrooms or fewer. Council also concurred to have a future discussion regarding deferred improvement agreements to address the concrete driveway apron requirement.

**ACTION:** On a motion by Councilmember Lieberman, seconded by Councilmember Stone, and unanimously approved to adopt Resolution 2016-063 that no subsequent or supplemental environmental document is required, and introduce an Ordinance amending Sections 7-15 and 7-16 of the City Code and Sections 2 (Definitions) and 8 (Off-street Parking and Loading) of the Belmont Zoning Ordinance (Ordinance No. 360) with the amendments as noted.

**RECESS:** 9:53 P.M.

**RECONVENE:** 9:58 P.M.

**Public Hearing under Proposition 218 to Consider Protests to proposed Increases to Sewer Service Charges Effective Fiscal Years 2016/2017 and 2017/2018**

Public Works Director Oskoui noted that detailed information on the rate analysis was presented at the April 26 meeting.

**Shawn Koorn**, sewer rate Consultant, reviewed the methodology used in the proposed sewer rate. He explained the modification made as a result of lower water use during the recent drought, and clarified the need to maintain a steady stream of revenue in order to fund operations. He described the drought regulation adjustment as a way to stabilize rates for FY 2017-18, and explained that rates would otherwise need to be increased much higher than proposed.

Mayor Reed opened the Public Hearing. No one came forward to speak. City Clerk Cook noted that 14 protest letters had been received.

**ACTION:** On a motion by Councilmember Stone, the Public Hearing was closed.

**ACTION:** On a motion by Councilmember Stone, seconded by Councilmember Hurt, and unanimously approved to Introduce an Ordinance increasing the City's sewer service charges effective fiscal years 2016/2017 and 2017/2018, to waive full reading and to set the second reading

and adoption for June 28, 2016. City Attorney Rennie read the title of the ordinance.

## **OTHER BUSINESS**

### **Introduce FY 2017 Budget**

City Manager Scoles noted that what is proposed is a status quo budget based on the City Council's priority setting and strategic plan.

Finance Director Fil explained that City operations have improved, and he described the infrastructure needs. He commented that there will likely be no further State takeaways. He outlined the seven-year revenue trend and projections.

Controller Leung reviewed details of revenues and expenditures, as well as capital and retirement obligations.

**MEETING EXTENSION:** at this time, being 10:25 p.m. a motion by Councilmember Stone, seconded by Councilmember Hurt, the meeting was unanimously extended to 11:00 p.m.

Department heads provided a brief overview of their department's operations and plans and objectives.

Public Works Director Oskoui provided an overview of the Capital Improvement Program.

Councilmember Stone expressed a desire to budget for turfing, as well as reducing tree removal fees.

Mayor Reed requested additional information regarding monies spent on design and project management for capital projects.

**MEETING EXTENSION:** at this time, being 10:55 p.m. a motion by Councilmember Stone, seconded by Councilmember Hurt, the meeting was unanimously extended to 11:30 p.m.

### **Youth Engagement Report to City Council from an Ad Hoc Committee of the Parks & Recreation Commission**

Parks and Recreation Director Gervais explained that this item came about as a result of City Council direction to establish a youth commission as a way to better serve Belmont youth.

Stephanie Vargas and Ulla Foehr, Parks and Recreation Commission ad hoc committee members, outlined findings as a result of surveys and focus group discussions regarding the needs of Belmont youth. They noted that high school students are well served by various programs, but more could be done for the age 11-14 population. They outlined a timeline should the City Council wish to form a Youth Advisory Council.

**MEETING EXTENSION:** at this time, being 11:30 p.m. a motion by Councilmember Stone,

seconded by Councilmember Hurt, the meeting was unanimously extended to 12:00 a.m.

Councilmembers commended the efforts and proactivity of the ad hoc committee on this matter.

**ACTION:** On a motion by Councilmember Stone, seconded by Councilmember Hurt, the City Council unanimously approved the formation of a Youth Advisory Council.

**Municipal Code Amendments Regarding Exceptions to Noise Control**

Mark Nolfi, Chief Building Official, outlined proposed changes to provide staff discretion for exceptions to the noise ordinance. He clarified that the existing ordinances does not currently provide for exceptions for extenuating circumstances.

In response to Council questions, City Attorney Rennie clarified that the ordinance is scalable and revocable.

ACTION: On a motion by Councilmember Lieberman, seconded by Councilmember Stone, and unanimously approved to Read title, waive full reading, and introduce an ordinance amending Belmont City Code Sections 15-102 and 15-103, to waive full reading, and to set the second reading and adoption for June 28, 2016. City Attorney Rennie read the title of the ordinance.

**COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS**

**Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments**

Councilmember Stone provided a brief update on PCE (Peninsula Clean Energy) and the discussion regarding 50 versus 100 percent renewable resources for the City's accounts.

**Verbal report from City Manager**

No report.

**ADJOURNMENT at this time, being 11:45 P.M.**, in memory of the victims of the Orlando mass shooting, and in memory of former City Treasurer Howard Mason and former City Clerk Dottie Hall.

Terri Cook  
City Clerk